

**RESOLUTION NO. 2022-205**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**TERRA PINES SOUTH PHASE ONE-A.**

**WHEREAS, TERRA PINES-SOUTH, LLC, A MARYLAND LIMITED LIABILITY COMPANY, AS OWNER,** has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Terra Pines South Phase One-A.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,** as follows:

**Section 1.** The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

**Section 2.** A Required Improvements Bond in the amount of \$118,872.45 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$15,505.10 is required for maintenance.

**Section 4.** The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

**Section 5.** The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

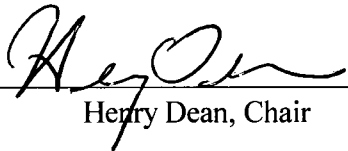
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall

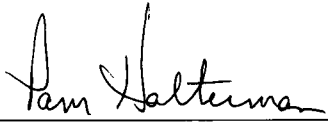
automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

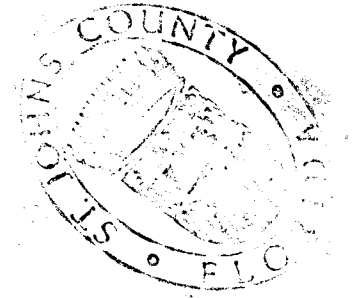
**ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 2 day of August, 2022.

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
Henry Dean, Chair

**ATTEST:** Brandon J. Patty, Clerk of the Circuit Court & Comptroller

  
Deputy Clerk



**Rendition Date** 8/4/22

# TERRA PINES SOUTH PHASE ONE - A

A REPLAT OF LOTS 9 AND 10, ALONG WITH THAT AREA LABELED "RESERVED FOR ROAD", ACCORDING TO THE PLAT OF STAGE COACH MANOR, AS RECORDED IN MAP BOOK 14, PAGE 89 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA TOGETHER WITH A TRACT OF LAND LYING WITHIN SECTIONS 6 AND 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_ PAGE \_\_\_

SHEET 1 OF 7 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND

## CAPTION

A tract of land lying within Sections 6 and 7, Township 7 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

For a Point of Reference, commence at the Point of Tangency, Station 215+59.49, according to State of Florida, State Road Department, Right-of-way map for State Road No. 208, Section No. 7859-150, on sheet 4, dated 11/15/55 and last revised 05/04/56, St. Johns County, Florida, said point being on the centerline and having a 66 foot right-of-way, according to said right-of-way map; thence S73°56'35"E, along said centerline, for 1518.22 feet; thence S16°03'25"W, leaving said centerline, for 50.00 feet to the point of intersection with the South right-of-way line of said State Road No. 208, according to the plat of Stage Coach Manor, as recorded in Map Book 14, page 89 of the Public Records of St. Johns County, Florida, said point also being the POINT OF BEGINNING of the parcel described herein;

Thence S73°56'35"E, along said South right-of-way line, for 460.00 feet to the point of intersection with the East line of Lot 9, according to said plat of Stage Coach Manor; thence S16°03'25"W, along said East line, for 544.50 feet to the Southeast corner thereof; thence S02°48'09"E, for 138.72 feet to the Northeast corner of that certain property described as Wetland Area "D", as recorded in Official Records Book 3126, page 910 of said Public Records; thence along the boundary line of said certain property, the following 14 courses: (1) thence N83°14'06"W, for 72.48 feet; (2) thence N83°25'09"W, for 70.71 feet; (3) thence N68°12'05"W, for 43.82 feet to the point of intersection with a curve concave to the Southeast; (4) thence southwesterly along the arc of said curve, having a radius of 370.00 feet, a central angle of 06°49'48", an arc length of 44.11 feet and a chord bearing S30°06'14"W, for 44.08 feet; (5) thence S34°54'20"E, for 23.44 feet; (6) thence S26°13'45"W, for 65.79 feet; (7) thence S30°41'56"W, for 38.53 feet to the point of intersection with a curve concave to the Southeast; (8) thence southwesterly along the arc of said curve, having a radius of 370.00 feet, a central angle of 01°07'05", an arc length of 7.22 feet and a chord bearing S07°57'37"W, for 7.22 feet; (9) thence S15°09'34"E, for 33.41 feet; (10) thence S04°09'41"W, for 37.00 feet; (11) thence S16°36'07"E, for 39.51 feet; (12) thence S34°48'24"W, for 29.40 feet; (13) thence S02°48'09"E, for 1109.68 feet; (14) thence S02°09'04"E, for 730.47 feet to the point of intersection with a curve concave to the Northeast; thence continue along said line, and then along the southeasterly projection thereof, southeasterly along the arc of said curve, having a radius of 270.00 feet, a central angle of 37°15'38", an arc length of 175.59 feet and a chord bearing S20°46'34"E, for 172.51 feet to the point of intersection with a curve concave to the Southwest; thence southeasterly along the arc of said curve, having a radius of 330.00 feet, a central angle of 02°34'22", an arc length of 14.82 feet and a chord bearing S38°07'17"E, for 14.82 feet to the point of reverse curvature with a curve concave to the Northeast; thence southeasterly along the arc of said curve, having a radius of 27.00 feet, a central angle of 43°33'17", an arc length of 20.52 feet and a chord bearing S58°36'44"E, for 20.03 feet to the point of reverse curvature with a curve concave to the Northwest; thence southwesterly along the arc of said curve, (a portion of said curve being the easterly boundary line of that certain property described as Wetland Area "C", as recorded in said Official Records Book 3126, page 910), having a radius of 60.00 feet, a central angle of 280°12'45", an arc length of 293.44 feet and a chord bearing S59°43'00"W, for 76.96 feet to the point of reverse curvature with a curve concave to the West; thence continuing along said boundary line, run the following 4 courses: (1) northerly along the arc of said curve, having a radius of 20.00 feet, a central angle of 59°56'06", an arc length of 20.92 feet and a chord bearing N10°09'04"W, for 19.98 feet to the point of reverse curvature with a curve concave to the Northeast; (2) thence northwesterly along the arc of said curve, having a radius of 330.00 feet, a central angle of 37°58'18", an arc length of 218.70 feet and a chord bearing N21°07'54"W, for 214.72 feet; (3) thence N02°09'03"W, for 729.78 feet; (4) thence N02°48'08"W, for 146.41 feet; thence N02°48'09"W, leaving said boundary line, for 734.51 feet to the southerly corner of that certain property described as Wetland Area "B", as recorded in Official Records Book 3126, page 910 of said Public Records; thence along the easterly boundary line of said certain property, the following six (6) courses: (1) thence continue N02°48'09"W, for 216.90 feet; (2) thence N14°33'47"W, for 43.27 feet; (3) thence N13°16'14"W, for 53.06 feet; (4) thence N14°31'01"W, for 68.15 feet; (5) thence N11°41'05"W, for 59.22 feet; (6) thence N71°17'10"W, for 60.39 feet; thence N14°48'49"W, leaving said boundary line, for 59.89 feet; thence N55°54'06"W, for 94.34 feet; thence N16°03'25"E, for 739.93 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 11.66 acres, more or less.

Said lands situated, lying and being in St. Johns County, Florida.

## OTHER MATTERS AFFECTING CAPTIONED LANDS

Surveyor's Comments are in BOLD text and *italics*:

1. Easement granted to St. Johns County, Florida set forth in Warranty Deed recorded in Official Records Book 3126, Page 910. **Parcel affected, plotted.**
2. Conservation Easement in favor of St. Johns River Water Management District, recorded in Official Records Book 3232, Page 556. **Parcel affected, plotted.**
3. Ordinance Number 2007-16 approving a Major Modification to The Terra Pines Reserve (PUD) Ordinance Number 2004-53, as amended, recorded in Official Records Book 2900, page 1097. **Parcel affected, blanket in nature and not plottable.**
4. Ordinance Number 2007-17, approving a Major Modification to The Terra Pines Reserve (PRD) Ordinance Number 2004-54, as amended, recorded in Official Records Book 2900, Page 1114. **Parcel affected, blanket in nature and not plottable.**
5. Small Adjustment to Planned Rural Development Ordinance Number 2004-53, as amended known as Terra Pines Reserve PUD (PUD 2003-28) recorded in Official Records Book 2940, page 630. **Parcel affected, blanket in nature and not plottable.**
6. Ordinance No. 2014-35, approving a Major Modification to The Terra Pines Reserve I PUD, Ordinance No. 2007-16, as amended, recorded in Official Records Book 3907, Page 1536. **Parcel affected, blanket in nature and not plottable.**
7. Recorded Notice of Environmental Resource Permit, recorded in Official Records Book 4177, Page 416. **Parcel affected, blanket in nature and not plottable.**
9. Access and Utilities Agreement between Terra Pines-South, LLC, a Maryland limited liability company, and CRD Terra Pines, LLC, a Florida limited liability company, recorded in Official Records Book 5307, Page 176. **Parcel affected. The portions of these easements that fall in the dedicated road of this plat will terminate upon recordation of the plat. Small portions will remain as shown on Sheet 4.**

## CONSENT AND JOINDER OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS, that CRD TERRA PINES, LLC, a Florida limited liability company, ("the Lender"), the owner and holder of the following described loan document ("the Loan Document"):

Mortgage and Security Agreement, from TERRA PINES-SOUTH, a Maryland limited liability company, to Lender, its successors and/or assigns, dated June 29, 2021, recorded July 1, 2021 in O.R.B. 5307, Page 211 of the Public Records of St. Johns County, Florida, in the principal amount of \$4,835,000.00, hereby joins in and consents to the terms and conditions of that certain plat of TERRA PINES SOUTH PHASE ONE-A ("the Plat") by TERRA PINES-SOUTH, LLC, a Maryland limited liability company, to which Plat, this joinder is attached for the purpose of acknowledging its consent to the covenants, conditions, restrictions, and easements of the Plat and the imposition of the same upon the property subject to the Loan Document.

SIGNED IN THE PRESENCE OF:

CRD TERRA PINES, LLC  
a Florida limited liability company

WITNESS

By: \_\_\_\_\_

PRINT NAME

Richard R. Dostie, its Manager

WITNESS

PRINT NAME

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

STATE OF FLORIDA, COUNTY OF DUVAL  
The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by Richard R. Dostie, as Manager for CRD TERRA PINES, LLC.

Notary Public, State of Florida

Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

My Commission Number is: \_\_\_\_\_

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
CERTIFICATE OF AUTHORIZATION LB #6991  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315 SUITE 108  
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(904) 284-2224 FAX (904) 284-2256



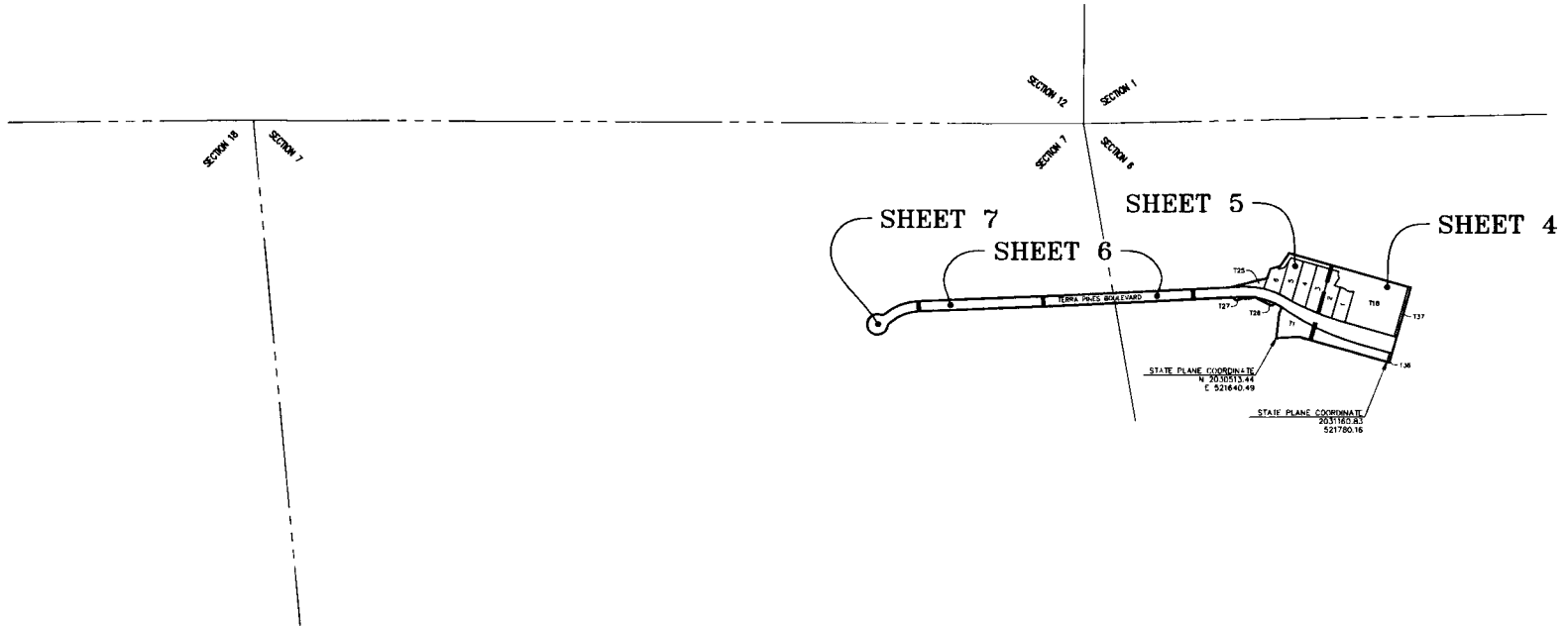
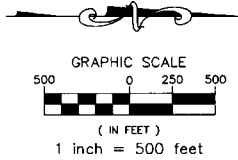


# TERRA PINES SOUTH PHASE ONE - A

A REPLAT OF LOTS 9 AND 10, ALONG WITH THAT AREA LABELED "RESERVED FOR ROAD", ACCORDING TO THE PLAT OF STAGE COACH MANOR, AS RECORDED IN MAP BOOK 14, PAGE 89 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA TOGETHER WITH A TRACT OF LAND LYING WITHIN SECTIONS 6 AND 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK \_\_\_ PAGE \_\_\_  
SHEET 3 OF 7 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



## GENERAL NOTES

- Bearings are based upon the centerline of State Road No. 208, being S73°56'35"E.
- All drainage easements are unobstructed unless otherwise noted.
- The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plat without the approval of this county and/or any other federal state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and recertified at any time, by the appropriate authorities.
- State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GIS purposes only.
- Upland Buffer and Upland Preservation areas adjacent to wetlands are to remain natural, vegetative and undisturbed.

## LEGEND

- O.R. - DENOTES OFFICIAL RECORDS BOOK
  - M.B. - DENOTES MAP BOOK
  - PG(S). - DENOTES PAGE(S)
  - UDE - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
  - SWAF - DENOTES STORMWATER MANAGEMENT FACILITY
  - UDAE - DENOTES UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
  - (NR) - DENOTES NON-RADIAL
  - (R) - DENOTES RADIAL
  - CI - DENOTES SET 4"x4" CONCRETE MONUMENT "BITS PRM LB6991"
  - CO - DENOTES SET 5/8" IRON ROD "BITS LB6991"
  - - DENOTES FOUND 4"x4" CONCRETE MONUMENT (NO I.D.) UNLESS NOTED OTHERWISE
  - - DENOTES SET NAIL & DISC "BITS PCP LB6991"
  - R/W - DENOTES RIGHT-OF-WAY
  - FP&L - DENOTES FLORIDA POWER & LIGHT
  - T# - DENOTES TRACT NUMBER
  - LSB - DENOTES LANDSCAPE BUFFER
  - P.I. - DENOTES ANGLE POINT
- 
- DENOTES WETLANDS
  - DENOTES UNDISTURBED UPLAND BUFFER



PREPARED BY:  
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# TERRA PINES SOUTH PHASE ONE - A

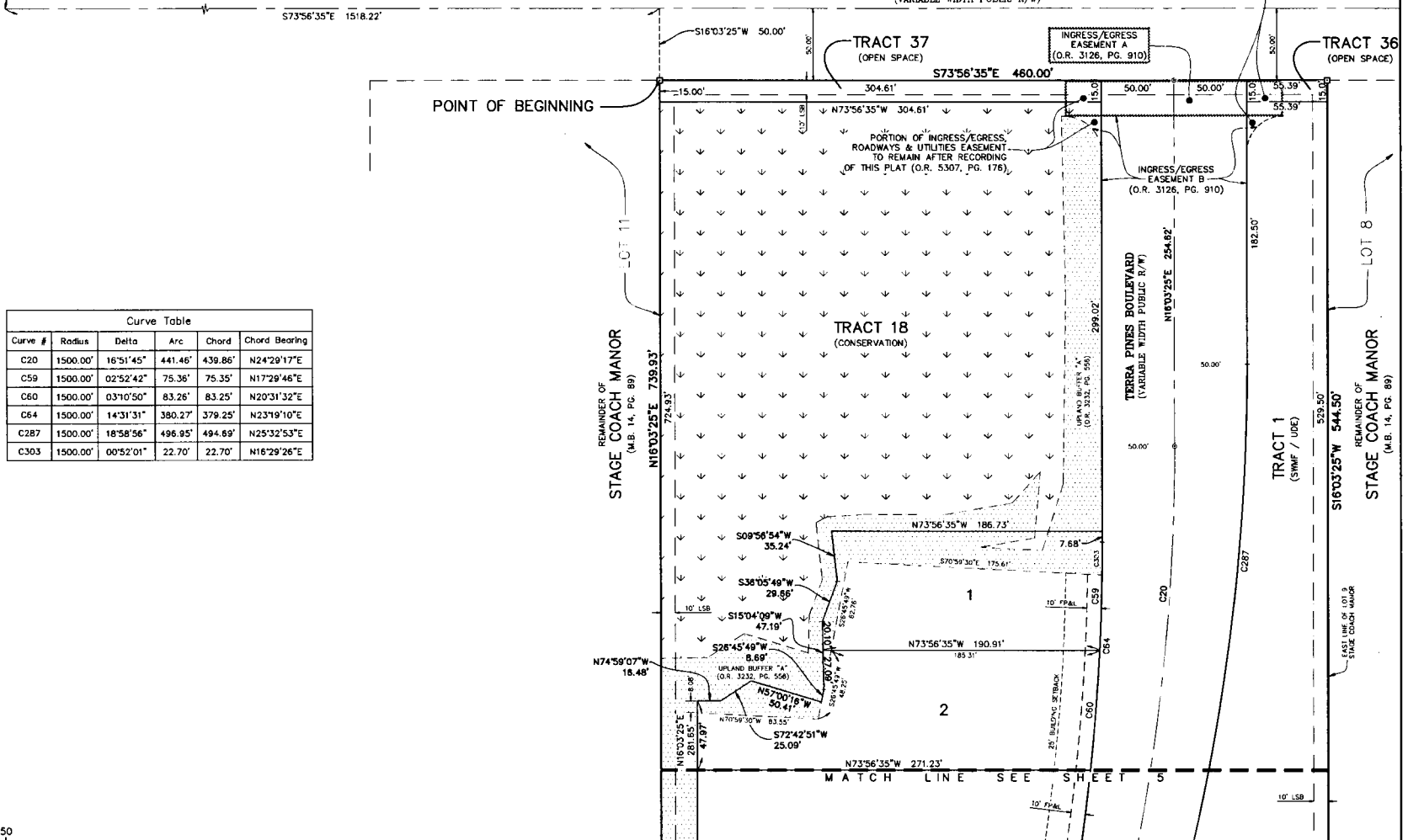
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MAP BOOK      PAGE       
SHEET 4 OF 7 SHEETS

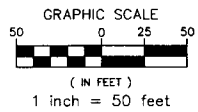
SEE SHEET 3 FOR GENERAL NOTES & LEGEND

POINT OF COMMENCEMENT  
POINT OF TANGENCY  
STATION 215+59.49

S73°56'35"E 1518.22'



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C20	1500.00'	16°51'45"	441.46'	439.86'	N24°29'17"E
C59	1500.00'	02°52'42"	75.36'	75.35'	N17°29'46"E
C60	1500.00'	03°10'50"	83.26'	83.25'	N20°31'32"E
C64	1500.00'	14°31'31"	380.27'	379.25'	N23°19'10"E
C287	1500.00'	18°58'56"	496.95'	494.89'	N25°32'53"E
C303	1500.00'	00°52'01"	22.70'	22.70'	N18°29'26"E



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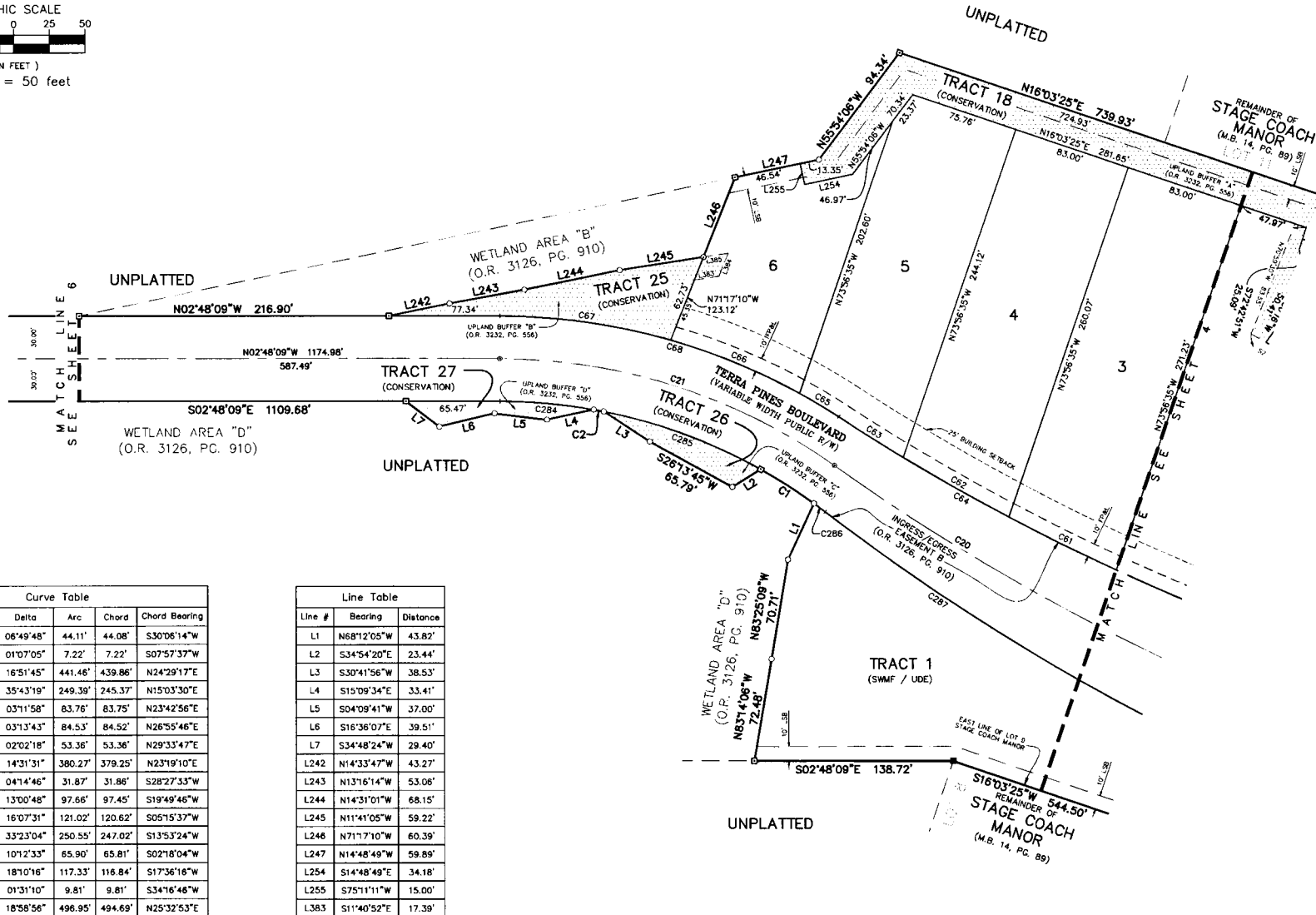
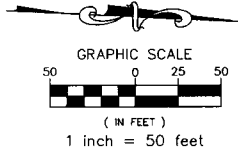


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MAP BOOK      PAGE       
SHEET 5 OF 7 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	370.00'	06°49'48"	44.11'	44.08'	S30°06'14"W
C2	370.00'	01°07'05"	7.22'	7.22'	S07°57'37"W
C20	1500.00'	16°51'45"	441.46'	439.86'	N24°29'17"E
C21	400.00'	35°43'19"	249.39'	245.37'	N15°03'30"E
C61	1500.00'	03°11'58"	83.76'	83.75'	N23°42'56"E
C62	1500.00'	03°13'43"	84.53'	84.52'	N26°55'46"E
C63	1500.00'	02°02'18"	53.36'	53.36'	N29°33'47"E
C64	1500.00'	14°31'31"	380.27'	379.25'	N23°19'10"E
C65	430.00'	04°14'46"	31.87'	31.86'	S28°27'33"W
C66	430.00'	13°00'48"	97.66'	97.45'	S19°49'46"W
C67	430.00'	16°07'31"	121.02'	120.62'	S05°15'37"W
C68	430.00'	33°23'04"	250.55'	247.02'	S13°53'24"W
C284	369.84'	10°12'33"	65.90'	65.81'	S02°18'04"W
C285	369.96'	18°07'16"	117.33'	116.84'	S17°36'18"W
C286	370.00'	01°31'10"	9.81'	9.81'	S34°16'48"W
C287	1500.00'	18°58'56"	496.95'	494.69'	N25°32'53"E

Line #	Bearing	Distance
L1	N68°12'05"W	43.82'
L2	S34°54'20"E	23.44'
L3	S30°41'56"W	38.53'
L4	S15°09'34"E	33.41'
L5	S04°09'41"W	37.00'
L6	S16°36'07"E	39.51'
L7	S34°48'24"W	29.40'
L242	N14°33'47"W	43.27'
L243	N13°16'14"W	53.06'
L244	N14°31'01"W	68.15'
L245	N11°41'05"W	59.22'
L246	N71°7'10"W	60.39'
L247	N14°48'49"W	59.89'
L254	S14°48'49"E	34.18'
L255	S75°11'11"W	15.00'
L383	S11°40'52"E	17.39'
L384	S71°17'10"E	17.38'
L385	N11°41'05"W	17.39'



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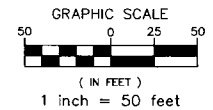
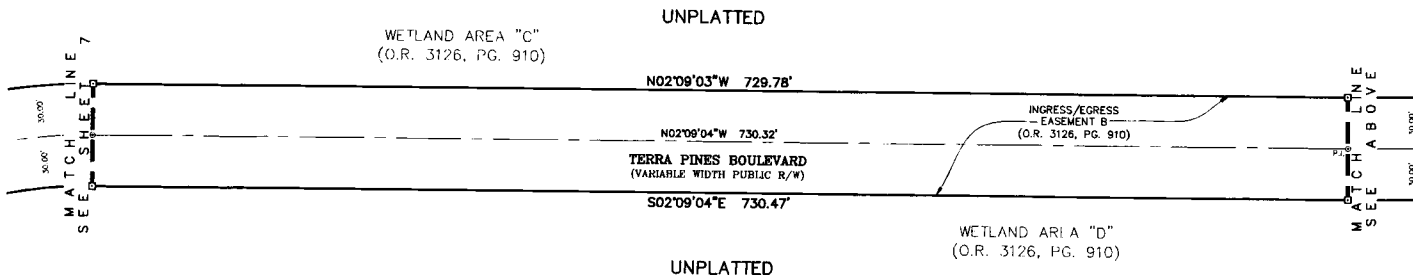
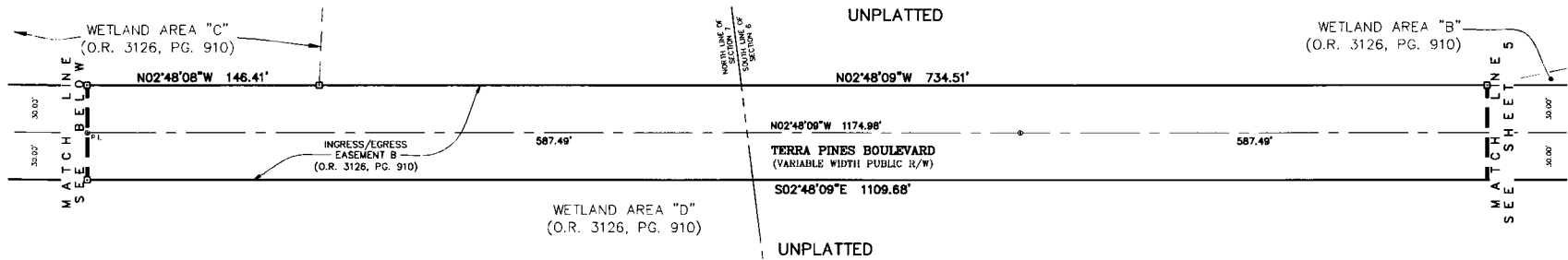
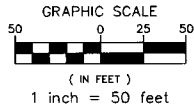
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MAP BOOK \_\_\_ PAGE \_\_\_

SHEET 6 OF 7 SHEETS

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